



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4909 Bowness Road NW
Calgary, Alberta**

MLS # A2239156



\$675,000

Division:	Montgomery		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,832 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Experience Contemporary Living in Calgary's Vibrant West End This newly built townhouse blends modern design with everyday functionality, nestled in a dynamic inner-city neighbourhood. Step inside through the ground-level entrance to a spacious foyer that connects to a single attached garage and a versatile self-contained studio—ideal for guests, remote work, or generating rental income. Upstairs, luxury vinyl plank stairs lead to a bright and open main floor. The sleek kitchen is outfitted with full-height cabinetry, stainless steel appliances, quartz countertops, and a built-in buffet for additional storage. A cozy dining nook offers the perfect setting for relaxed meals or casual entertaining. The airy living area features two oversized windows that flood the space with natural light, along with a convenient two-piece powder room for guests. On the upper level, you'll find two large primary suites, each with its own four-piece ensuite and generous closet space. A dedicated laundry area on this floor adds to the home's practical appeal. Located steps from local cafes, shops, and services, and offering quick access to the Trans-Canada Highway, Stoney Trail, Shouldice Park, and the Bow River, this move-in ready home offers exceptional lifestyle and investment potential.